

# \$617,780 - 131 Citadel Mesa Close Nw, Calgary

MLS® #A2253901

**\$617,780**

3 Bedroom, 2.00 Bathroom, 1,467 sqft

Residential on 0.89 Acres

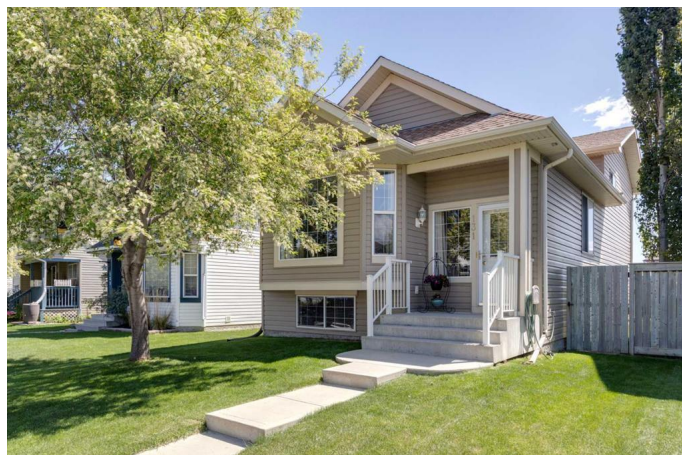
Citadel, Calgary, Alberta

HOME SWEET HOME! This IMMACULATE, ONE-OWNER HOME is MOVE-IN READY! The current owners have maintained and updated this home (please see the list of updates in the brochure) so you can enjoy. OPEN PLAN MAIN FLOOR offers a lovely living room, a kitchen with loads of cupboards, a centre island, and a pantry. The adjoining dining area is perfect for entertaining. Upstairs youâ€™ll find two good sized bedrooms and a â€œcheaterâ€• ensuite bath. The THIRD LEVEL has a gas fireplace and opens to a COVERED PATIO offering year-round space to relax and barbecue. A double garage leads to a paved back alley. The FINISHED LOWER LEVEL offers a third bedroom and bath, perfect for a teenager or guests. Quiet location close to a childrenâ€™s park.

Built in 2002

## Essential Information

MLS® #	A2253901
Price	\$617,780
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,467
Acres	0.89
Year Built	2002
Type	Residential



Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	131 Citadel Mesa Close Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Rear Drive
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garburator, Range Hood, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Partially Finished, Partial

### Exterior

Exterior Features	Awning(s), BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Street Lighting, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
-------------	---------------------

Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.